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CHURCH STREET REDEVELOPMENT PLAN

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REDEVELOPMENT PLAN

APRIL 11, 1977

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II. Description of Project

A. Introduction - Project Boundary (Exhibit A: Boundary and Acquisition Map). The Church Street Redevelopment Project area consists of a tract of land of predominantly commercial development, located in Norfolk's inner-city area near the Central Business District, bounded generally by Virginia Beach Boulevard on the north, Lincoln Street on the west, Wide and Chapel Streets on the east and Bute Street on the south. The Project boundary is shown graphically on Exhibit A and may be described by metes and bounds as follows:

BEGINNING at the intersection of the southern line of Jones Place and the western line of Chapel Street; thence $N 48^{\circ} 34' W$ a distance of 151.84 feet to a point; thence $N 24^{\circ} 21' W$ a distance of 29.50 feet to a point; thence $N 25^{\circ} 25' W$ a distance of 32.75 feet to a point; thence $N 31^{\circ} 34' 30'' W$ a distance of 17.61 feet to a point; thence $S 88^{\circ} 12' 30'' W$ a distance of 16.66 feet to a point; thence $N 26^{\circ} 39' W$ a distance of 60.67 feet to a point; thence $N 35^{\circ} 13' W$ a distance of 8.33 feet to a point; thence $N 43^{\circ} 39' W$ a distance of 15.58 feet to a point; thence $N 75^{\circ} 59' W$ a distance of 31.60 feet to a point; thence $N 77^{\circ} 53' W$ a distance of 117.57 feet to a point; thence $N 74^{\circ} 22' W$ a distance of 74.42 feet to a point in the eastern line of Church Street; (the foregoing metes and bounds are taken from City Plat 2758 entitled "Survey of Property owned by the Hospital of St. Vincent De Paul", dated October 1944); thence with the eastern line of Church Street northwardly to a point opposite the northwest corner of Church Street and Bute Street; thence westwardly (normal to the eastern right-of-way line of Church Street) across Church Street to the point of intersection of the northern line of Bute Street and the western

line of Church Street; (the following metes and bounds are taken from "A Sub-division Plat of Property of the Norfolk Redevelopment and Housing Authority" recorded in Map Book 18 at page 54 dated December 2, 1960); thence N 82° 31' 53" W a distance of 68.10 feet to a point in the northern line of Bute Street; thence N 25° 36' 07" E a distance of 66.45 feet to a point; thence N 59° 14' 19" W a distance of 28.66 feet to a point; thence N 25° 42' 37" E a distance of 66.27 feet to a point; thence N 61° 12' 20" W a distance of 10.0 feet to a point in the eastern line of Lincoln Street; thence westwardly across Lincoln Street to the point of intersection of the projected southern line of Tulip Lane and the projected western line of Lincoln Street; thence northwardly along the western line of Lincoln Street to its point of intersection with the southern line of Virginia Beach Boulevard; thence eastwardly along the southern line of Virginia Beach Boulevard to its point of intersection with the eastern line of Wide Street; thence southwardly along the eastern line of Wide Street to its intersection with the northern line of Olney Road; thence eastwardly along the northern line of Olney Road to its intersection with the projected eastern line of Chapel Street; thence southwardly across Olney Road along the projected eastern line of Chapel Street to the southeast corner of Olney Road and Chapel Street; thence southwardly along the eastern line of Chapel Street to its intersection with the projected southern line of Jones Place; thence westwardly (normal to the eastern line of Chapel Street) across Chapel Street to the point of beginning.

B. Description of Existing Blight (Exhibit B: Existing Conditions/Area Eligibility Map). The Project Area has been studied by staff of the Norfolk Redevelopment and Housing Authority to determine the extent and effects of

blight and blighting influences within and around it. The area is a built-up, predominantly commercial tract of land containing approximately 29 acres. Residential uses are concentrated along the eastern boundary of the project, where dilapidated frame structures predominate. The majority of these dwelling units were constructed more than forty years ago on narrow lots with virtually no common open spaces. This has resulted in an overcrowding of buildings with inadequate light and ventilation between structures, no recreation or play areas, and excessive dwelling unit densities. This close proximity of dwellings occupied generally by large families of lower incomes with inadequate recreation areas has resulted in an accelerated deterioration of the structures.

The commercial portions of the project area are characterized by multistory masonry buildings, many of which were constructed more than fifty years ago, which are now either vacant or only partially utilized. Many of these buildings have undergone conversions which have robbed the area of the architectural style and charm which it once had. Windows and doors have been bricked-up, and large commercial buildings have been subdivided into small marginal shops and stores. Maintenance has been marginal at best.

The physical condition of the structures in the project area has been examined and classified so as to be tabulated in three categories: (a) a number of slight defects which can be corrected during the regular course of maintenance and as such constitute a "deficiency"; (b) intermediate defects, where extensive repair is needed if the building is to continue in use; and (c) critical defects, repairs of which are necessary for the safety of the building but as to which there is doubtful economical feasibility. Exhibit B presents the project area

building conditions data based on these criteria, and indicates the number of buildings in each block structurally substandard to a degree warranting clearance, and the number of buildings in each block warranting clearance to remove blighting influences.

As indicated on Exhibit B, 110 buildings, or 68% of the total number of buildings in the project area, are structurally substandard to a point warranting clearance as they cannot be economically renovated. Another 26 structures in the area, or 16% of the total buildings, should be removed because they constitute a blighting influence in the project area by reason of their dilapidation, obsolescence, depreciation, lack of ventilation or excessive land coverage. Acquisition and clearance of the remainder of the total structures may be required to achieve a sound redevelopment of the area.

The influence of blight is prevalent throughout the project area as can be seen from the project photographs. The specific elements of blight included the following:

- obsolete buildings, many of which were constructed fifty or more years ago, which have not received normal maintenance during their lifetimes and are not now suitable for conversion or improvement;
- fourteen vacant buildings, or 9% of the total, containing vacant shops, stores or dwelling units on which all maintenance has stopped;
- deleterious land uses, the most prevalent of which is the preponderance of apartments and rooming houses situated above ground level store front churches or stores, with inadequate space for either use;
- a large number of underused buildings where less than one-half

of the total available square footage in the building is occupied and the remainder is allowed to deteriorate;

- inadequate off-street parking to serve businesses in the area;
- an inadequate street layout which contains several streets no longer in general use, and absence of an overall roadway network to serve today's needs;
- approximately 30 vacant lots, many of which are overgrown with weeds and covered with rubble remaining from demolished structures, and the presence of trash, litter and debris throughout the area.

In the residential blocks of the project area, 20% of the year-round units lack some of all plumbing, as compared with a city-wide rate of 2%. The Church Street Redevelopment Project area accounts for a majority of the observed and recorded deleterious physical conditions within a City Planning District in which 11% of the streets, 50% of the curbs and 44% of the sidewalks are inadequate, and which evidenced the second highest percentage of premises with safety hazards in the city (78%). The structural vacancy rate in the Church Street project area is 1-1/2 times the city-wide rate, and in fact has doubled in the past four years.

The deleterious effects of the above-described physical conditions on the health, safety, morals and welfare of the project area and the community at large are evident. The project area is the center of anti-social activity within a City Planning District area which suffers the highest incidence of violent crimes in the City of Norfolk and the second highest incidence of property crimes. According to available statistics, the residential section of the project area accounts for a disproportionately high number of juvenile offenders on probation,

residential area also has a percentage of female heads of household which is double the city-wide rate, percentages of unemployed household heads and families below the poverty level which are well above city-wide percentages, and a median household income which is less than half of that city-wide.

Impairment of economic values is evident in the commercial section of the project. Many of the businesses located in the area are marginal or failing, although there still remain long established businesses which are viable and which have continued to remain profitable. In addition to the high commercial vacancy rate, which continues to grow, there has been a proliferation of undercapitalized businesses and service establishments along Church Street. Gross receipts reported on business licenses for businesses in the area show a steady decline from \$9,900,000 in 1970 to \$5,980,000 in 1975. New investment in the area has ceased, and business moveouts to the Granby Mall or suburban shopping centers increased over the same period.

C. Reasons for Selection of the Project Area. The blighted condition of the Church Street Redevelopment Project area has been evident for over two decades and has grown progressively worse during the past five years. On several occasions, residents and community leaders on Church Street have requested governmental assistance for the area, most recently requesting that the local governing body initiate public action to begin a redevelopment project. Accordingly, Norfolk City Council requested Norfolk Redevelopment and Housing Authority to investigate Church Street to determine if the area is blighted to the point of qualifying for redevelopment or conservation treatment, and, if so, to prepare an appropriate plan for the area. Authority studies have established the existence and effects of blight and blighting influences in the area to be so

widespread as to warrant clearance and redevelopment, and clearly indicate that the costs of maintaining and servicing the area, publicly and privately, are greater than the revenues derived from it. The redevelopment plan has been prepared with the participation and cooperation of affected residents and businessmen in the area. The project boundaries were established after meetings among Authority staff members, residents, businessmen and representatives of other public agencies, and were influenced by the presence of public housing or redevelopment projects on the east, west and south and by an existing roadway on the north which separates older blighted structures from newer, well maintained ones. The opportunity has presented itself to eliminate the serious blighting influences within this project area, to provide for major community improvements and to ensure a healthy, viable reuse of the property. The acknowledged existence of blight and need for its elimination, the present opportunity to improve the area, the compatibility of project proposals with local community objectives and the expressed concern and cooperation of residents and community leaders, have motivated the selection of the Project Area.

III. Treatment and Reuse Provisions

A. Objectives of the Redevelopment Plan. The objectives of the Church Street Redevelopment Plan are as follows:

1. The elimination of existing blight and deterioration in the project area, the correction of environmental and functional causes thereof, and the elimination of physical, social and economic effects thereof.
2. The efficient redevelopment of land cleared through proposed project activities and the establishment of sound and attractive commercial/ industrial and commercial/institutional areas complementary with other uses.

3. The provisions of public improvements, facilities and amenities, including open spaces, an improved street system, and modernized public utilities to improve the quality of urban life among local residents.

4. The provision of employment opportunities for local residents through designation of land for commercial, industrial and institutional development in the project area.

5. The retention of established businesses and institutions within the project area, wherever possible, so that they may continue to serve the community and provide opportunities for minority employment and entrepreneurship.

6. The provision of institutional uses in the project area to support and serve nearby existing residential areas.

7. The enhancement of the local and regional transportation network through the provision of an improved circulation system.

8. The improvement of the quality of urban life among the citizens of the city through a high level of architectural design in buildings and the careful arrangement and location of public and private spaces and structures.

B. Types of Actions Proposed.

1. The Norfolk Redevelopment and Housing Authority will acquire all of the land within the project area as indicated on the Boundary and Acquisition map, Exhibit A, with the exceptions of public streets to remain open and existing buildings feasible of rehabilitation which may be identified, including buildings of historical or architectural significance, provided that nonacquisition in each case is deemed by the Authority to be consistent with achievement of the project objectives.

2. Unless there is an economically feasible way to rehabilitate the same so as to further the project goals, each building or improvement presently existing on land to be acquired will be demolished.

3. In coordination with the clearance activities, improved public facilities will be provided, including underground utilities, new and improved streets, curbs and gutters, and other site improvements. Land will be made available for redevelopment by private and public enterprise as indicated on Exhibit C, Proposed Land Use Map.

C. Relationship to Definite Local Objectives.

1. The Church Street Redevelopment Plan provides for land reuses consistent with Norfolk's General Plan, adopted in 1967.

2. The detailed circulation plan and elements for the area will be designed in close cooperation with local transportation officials and will be consistent with City transportation objectives as expressed in adopted transportation plans. The public street pattern will be altered by vacating certain existing streets and providing for new street alignments in the project area.

3. The City's system of public transportation consists of motor buses, and the area can continue to be adequately served in that manner. The existing public utilities can be improved, if necessary, by new installations within the street rights-of-way.

4. The land use plan, Exhibit C, indicates that project land will be made available for redevelopment by public and private enterprise for commercial, industrial, institutional and public uses.

D. Proposed Land Uses and Building Requirements in the Area.

1. Zoning Proposals

Existing zoning within the project boundaries includes the

following: R-5 (Multiple Residential), C-2 (Limited Commercial), and C-3 (General Commercial). Proposed land reuses will necessitate eventual changes in zoning to accommodate commercial, industrial and institutional uses.

2. Land Use Plan, Exhibit C

This map indicates the proposed land uses, including major street rights-of-way.

3. Land Use Provisions

a. Commercial/Industrial. Within this area, the following uses will be allowed:

(1) Public Uses

(a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be sold in accordance with the provisions of this plan.

(b) Public Areas and Facilities. Land may be made available for public recreation and park areas designed for active and passive use and equipped with appropriate improvements such as park furniture, lighting and landscaping.

(c) Public Parking. Land may be made available for public parking in accordance with designation in more detailed development plans for the area. Paved areas shall be provided with permanent hard surfacing. Non-paved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

(a) Commercial/Industrial. Land will be made available for development by private enterprise in uses of the same general

character as set forth in the C-2, C-3, C-4A and Manufacturing categories of the Norfolk Zoning Ordinance as amended.

b. Commercial/Institutional. Within this area, the following uses will be allowed:

(1) Public Uses

(a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be sold in accordance with the provisions of this plan.

(b) Public Areas and Facilities. Land may be made available for public recreation and park areas designed for active and passive use and equipped with appropriate improvements such as park furniture, lighting, and landscaping. Land may also be made available for public facilities of an educational, cultural, or service nature.

(c) Public Parking. Land may be made available for public parking in accordance with designation in more detailed development plans for the area. Paved areas shall be provided with permanent hard surfacing. Non-paved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

(a) Commercial/Institutional. Land will be made available for development by private enterprise or non-profit organizations institutional uses and commercial uses of the same general character as set forth in the C-1 category of the Norfolk Zoning Ordinance as amended.

4. Additional Regulations and Controls.

a. General Provisions. The following controls and regulations

covering land use and building requirements provide guidelines for the physical development of the project area, within which the developers are encouraged to exercise maximum ingenuity and freedom of design consistent with the objectives of the Redevelopment Plan.

b. Design Review

(1) In order to establish and maintain property values and ensure aesthetic and functional coordination essential to carry out the objectives of the Redevelopment Plan, developers will be obligated to agree to controls contained in land disposition agreements. Such controls, however, will not relieve developers of their responsibility to comply with all ordinances, applicable statutes, rules, and regulations adopted or enacted by duly constituted authority.

(2) Land disposition documents will require that preliminary drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping, and building construction be submitted to Norfolk Redevelopment and Housing Authority for review and approval prior to execution of disposition documents. Working drawings are to be approved prior to commencement of construction.

(3) The Norfolk Redevelopment and Housing Authority reserves the right to review and approve any developer's detailed plans, final working drawings and specifications, particularly as they are concerned with, but not limited to, site planning, architectural layout, materials to be used in construction, landscaping, access, advertising and identification signs, streets and sidewalks.

c. Specific Regulations

(1) Regulations Applicable to All Properties

(a) Statement of Purpose. It is the purpose of this Plan, in promoting redevelopment of project land, to provide facilities to serve the commercial, institutional, and public needs of the Church Street area. In order to create a viable development district, the land not devoted to building sites must be so arranged and landscaped as to be aesthetically pleasing and to afford an attractive, functional setting for the structures, with off-street parking and loading areas which will not conflict with easy access to local businesses or with thru-traffic in the area. All improvements shall reflect quality in design, materials and techniques, and appropriate lighting shall be designed to serve the entire project area.

(b) Street Standards. Street patterns will be developed so as to provide:

- i. reasonable access to and egress from all land uses, loading zones and parking lots in an efficient development pattern;
- ii. minimum obstruction to efficient traffic flow on all streets in the project area;
- iii. adequate circulation through the project area;
- iv. separation of pedestrian and vehicular traffic where feasible; and
- v. efficiency in land use through imaginative layout and design.

(2) Regulations Applicable to Commercial, Industrial, and Institutional Uses.

(a) Character of Commercial and Industrial. No use or manner of operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television reception, or for other reasons incompatible with the character of the district and its relationship to adjoining residential areas.

(b) Off-Street Loading. Space for off-street loading and unloading shall be provided for all uses permitted under this Plan which involve the receipt of materials or goods by vehicular distribution as a general and frequent function of said uses. Sufficient off-street loading space shall be provided to avoid undue interference with public use of streets, alleys or parking ways. Loading areas shall be screened from adjacent public streets and from residential buildings.

(c) Signs. Free-standing signs shall be permitted on or within the perimeter of a property only with the written permission of the Authority. The maximum area of any sign on or within the perimeter of a property shall not exceed two square feet for each lineal foot of building wall fronting on a street, and signs shall not: (1) be higher than the roof, eave or parapet line of any building, nor silhouetted against the sky; (2) be intermittent or moving; (3) project more than 24 inches beyond the setback line; (4) use direct illumination such as bare incandescent bulbs or bare gas or fluorescent tubes; (5) contain a single letter, emblem or device exceeding 30 inches in height; (6) pertain to anything or activity other than those on the same premises. A sign is hereby

defined as a visual assembly of letters or any other device for attracting attention or conveying information. The area of a sign is the sum of the smallest rectangles enclosing all such letters and devices. The maximum area allowed is the greatest sum of all those rectangles visible from any point on any public right-of-way.

(d) Duration of Controls. New construction within the project area will, for a period of 40 years from the date of conveyance, be subject to the restrictive covenants imposed in disposition documents.

5. Redeveloper's Obligations

a. Covenants in Disposition Documents. In all instances, purchasers will be required to agree as a covenant running with the land to such controls as are reasonably required to ensure the development of project land in accordance with this Plan, including but not limited to the following:

(1) The parcel acquired will be used for a purpose designated for such property in this Plan;

(2) The purchaser will not execute any covenant, agreement, lease, conveyance or other instrument whereby the land purchased or leased within the project is restricted in any way upon the basis of race, creed, color or national origin, in the sale, lease or occupancy thereof;

(3) The purchaser will install or construct, within a period of time determined to be reasonable by the Authority, an improvement or improvements of a permanent nature suitable for the use specified for such property in this plan.

b. Review of Plans. The plans proposed by prospective developers to carry out the provisions of this Plan will be carefully reviewed by

the Authority. No plan will be accepted for redevelopment unless the Authority is satisfied as to aesthetic and functional quality of the design and the quality of the construction of the proposed improvements to be erected on the site.

c. Underground Utilities. All utilities will be placed underground.

d. Environmental Safeguards. All new development activities will be conducted in conformance with regulations and safeguards contained in the Environmental Impact Statement prepared for the project, to ensure the protection and enhancement of environmental quality.

IV. Real Estate Acquisition and Relocation Provisions

A. General Provisions. In conducting its real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Acts of the Commonwealth (Code of Va. 1950 (Repl. vol. 1973 §§ 25-235 et. seg.), and of the United States (P. L. 91-646) and the regulations promulgated pursuant thereto.

B. Real Estate Acquisition Provisions

1. As indicated in section IIIb1 of this Plan, the Authority proposes to acquire all land parcels and structures within the project boundaries. The great majority of the parcels are devoted to commercial uses, with a small number of parcels devoted to residential, institutional or mixed uses.

2. In the acquisition of real property in this project, the Authority will:

(a) Make every reasonable effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings against the property.

(b) Not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner:

- (1) the approved acquisition price, or
- (2) at the Authority's option, in any case where the amount of the payment to the owner is in dispute, not less than 75 percent of the maximum acquisition price established by the Authority.

(c) Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

C. Relocation Provisions. Norfolk Redevelopment and Housing Authority will administer the relocation program for all persons, families, business concerns and non-profit organizations affected by the acquisition of property under this Plan so as to ensure that fair and reasonable relocation payment and assistance shall be provided in accordance with law. There are approximately 140 non-residential concerns, 163 renters and 8 homeowners presently located in the project area, and the service available under the Authority's Relocation Assistance Program will be available to all displacees.

The Authority will make every effort to maintain good communication with affected non-residential displacees, advising them of the availability of suitable replacement sites, the benefits, policies or procedures available to them, and advising of the non-residential displacees will be referred to the Norfolk Chamber of Commerce, Tidewater Virginia Development Council, the Downtown Norfolk Association and to appropriate commercial real estate agents who specialize in marketing sites suited to their individual needs. Non-residential

concerns will be encouraged to remain downtown in existing commercial vacancies, and provision will be made, where practicable, to assist certain non-residential displacees to relocate in new facilities within project boundaries. The Authority will provide advice and assistance to commercial displacees in contacting and obtaining financial and other assistance available through federal, state and local public programs and private lending institutions and mortgage finance companies, to alleviate relocation problems and become established in suitable replacement facilities.

The Authority will provide fair and reasonable relocation payments and assistance, will make every effort to maintain good communication with all displaced persons and families, advising them of the availability of housing accommodations and ensuring that all references are made to decent, safe and sanitary dwelling units. Housing referrals will be made only after Authority staff has inspected the premises and the dwelling units have been determined to be safe, decent, sanitary and adequate in size to meet the needs of the individuals and families affected. Suitability will be determined by compliance with City Building, Fire and Minimum Housing Codes and occupancy standards, as well as accessibility to community services, facilities and places of employment.

It has been determined that there are a sufficient number of decent, safe and sanitary dwelling units in the locality to provide adequate replacement units for families and individuals which will be displaced by acquisition and demolition of project dwellings. Such units will be available in existing vacancies in private housing, in low-rent public housing units which will become available through the normal rate of turnover in the Authority's housing projects, and in new low and moderate income units currently under construction. Assistance

will be given to families and individuals in relocating to suitable housing within their respective financial capabilities, and counseling services will be provided to aid in that effort, including assistance in securing financing for homeownership as appropriate. Thus, there will be adequate relocation housing and all affected persons will be informed of the benefits policies and procedures relating to relocation payments and assistance.

It is not contemplated that temporary relocation will be needed except on an emergency basis, and where this is required, the facilities will be equally desirable in character as those vacated by the site occupant and will be in decent, safe and sanitary condition.

The Authority will not undertake premature or ill-considered action to evict site occupants from the project after acquisition, and in any case eviction will be pursued only as a last resort and after 90 days prior notice. Occupants will be forcibly evicted only in the case of their failure to pay rent, maintenance of a nuisance or use of the premises for illegal purposes, a material breach of the rental agreement, refusal to accept adequate accommodations offered for permanent relocation, failure of the occupant to move within a reasonable length of time after receipt of written notice, or if an eviction is required by state law or local ordinance. The requirements of special situations will be recognized and served to the greatest extent possible.

The Authority will inform all site occupants of all relocation payments and other forms of assistance available under applicable law and the conditions of eligibility which must be met before they can receive such payments and assistance. The Authority will maintain close contact with all affected

site occupants and will make every effort to alleviate relocation problems to the greatest feasible extent.

V. Procedures for Amending Redevelopment Plan

This Plan may be amended from time to time, after approval has been given by affected redevelopers, by a majority vote of the Commissioners of the Norfolk Redevelopment and Housing Authority and the subsequent approval by the Council of the City of Norfolk.

VI. Other Provisions

A. Environmental Impact Considerations.

1. Based upon criteria contained in the City of Norfolk "Environmental Review Record" which has been undertaken for the Church Street Redevelopment Project, it has been determined that an Environmental Impact Statement will be required for this project with respect to any federal financial assistance which may be made available for project activities. The Environmental Review Record may be examined and copied during normal working hours in the Fiscal Division, City of Norfolk, East Wing, City Hall, Norfolk, Virginia 23510.

2. A public hearing will be conducted, at which time the public will be able to comment upon the preparation and contents of the Environmental Impact Statement and any potential impacts.

3. The Environmental Impact Statement will be published and disseminated to individuals and groups known to be interested in this project, to local, state and federal agencies, and to other parties believed to be appropriate. All interested parties will have opportunities to comment on the Statement prior to project execution.

4. In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with applicable regulations these activities must be shown to not have an adverse environmental effect, not limit choices among competing alternatives, and not alter the premises upon which the environmental clearance will be based in any way to affect the validity of the conclusions reached. In any event, the full Environmental Impact Statement will nevertheless be issued for the entire project area and for all activities, including those which have already commenced.

5. All proceedings will be in conformance with the established City of Norfolk environmental review process and with applicable laws and regulations.

B. Minority Group Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of nondiscrimination with regard to race, color, creed, national origin or sex in all aspects of its redevelopment program, in compliance with applicable provisions of all civil rights, fair housing and equal opportunity laws and regulations. Specific assurances that there will be no discrimination in connection with any activity of the Authority or in the sale, lease or rental, or use and occupancy of any project land or the improvements erected thereon, will be included in the Authority resolution approving this Plan and in subsequent contract documents and disposition agreements associated with project activities.

C. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of actively involving project area residents and other citizens and community

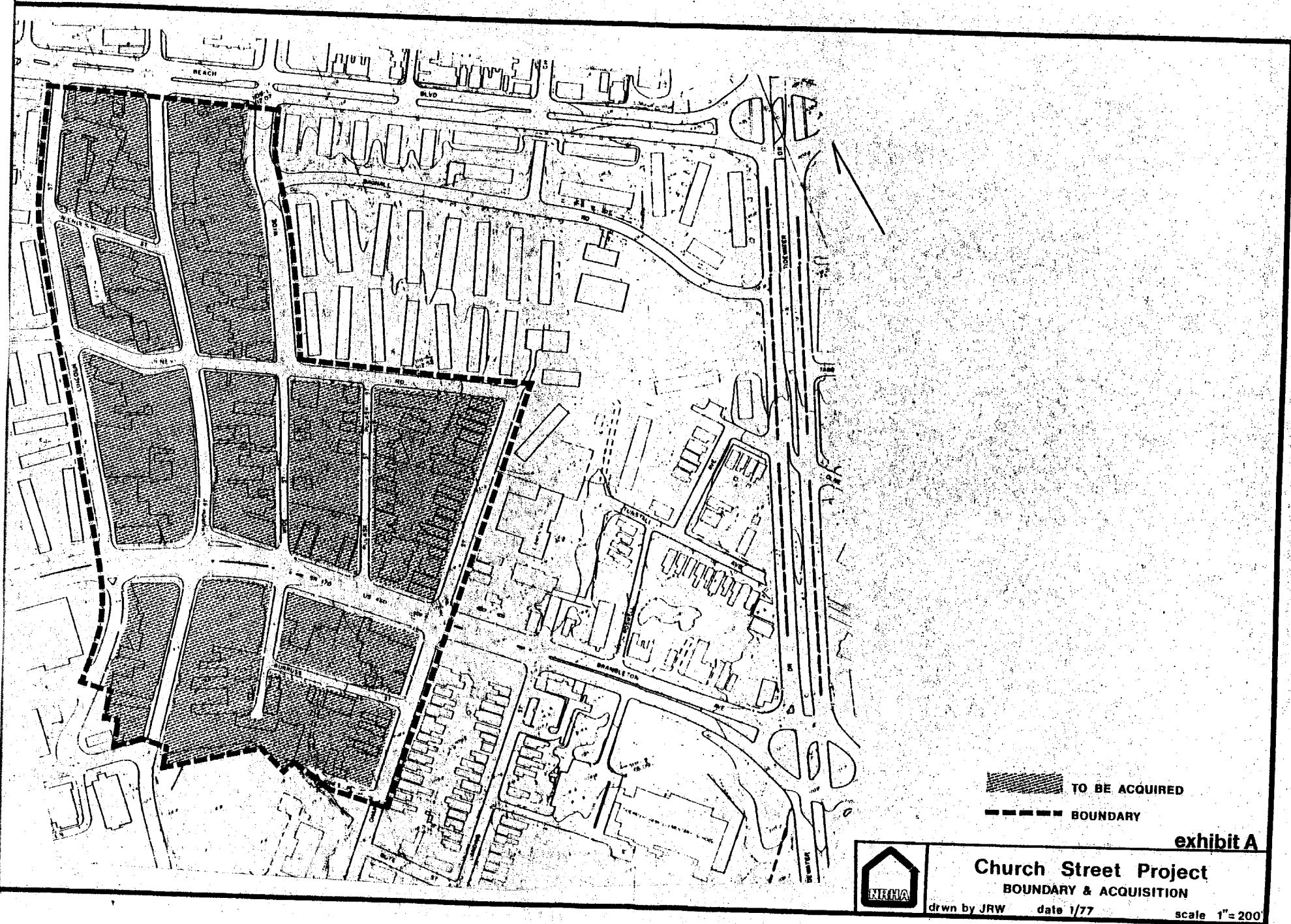
groups in project planning and execution. Citizen involvement in the Church Street Redevelopment Project thus far has been carried out on two levels.

An "Urban Ring Assembly" has been established of citizens representing various business and civic organizations interested in treatment of problems within neighborhoods in a corridor surrounding the downtown and immediately adjacent areas of Norfolk, including the Church Street Redevelopment Project area, to assist in establishing treatment and development policies and funding priorities within the corridor. Participants at this level include members of the Norfolk Model City Commission, the Huntersville and Park Place Neighborhood Assemblies, the Church Street Area Businessmen's Association, Norfolk State College, Public Housing Civic Leagues, the Norfolk Chamber of Commerce, financial institutions and other community-wide groups associated with the inner city area. Staff planners from the Authority and Norfolk Department of City Planning meet with this group when required to review overall policies and priorities and to review project funding proposals within the inner urban ring, such as this Plan for Church Street, which will be presented to the Assembly prior to the public hearing and subsequent official approvals of the Plan.

At the other level of citizen involvement, a Church Street Project Area Committee has been established, among others, consisting of resident citizens, businesses and groups within the project area itself and thereby more directly affected by project activities. This group, of necessity, has met and will continue to meet more frequently than the Assembly, to assist in planning and scheduling detailed project treatment proposals. The Church Street PAC has assisted in establishing project boundaries, has reviewed area conditions data, has considered alternative new street and land use patterns, has undertaken

a survey of businesses in the project area, and has received information about environmental impact statement procedures and the redevelopment process. In future meetings, the PAC will discuss the real estate acquisition process and scheduling, family and business relocation procedures, land reuse and the phasing of project improvements.

Minutes of the meetings of the Assembly and the Church Street PAC are on file at the offices of the Norfolk Redevelopment and Housing Authority, along with copies of communications between the Authority and citizens, groups and other public agencies, concerning the proposed Church Street Redevelopment Project, including a resolution of Norfolk City Council requesting that Norfolk Redevelopment and Housing Authority investigate Church Street and adjacent areas to determine the extent of blight and prepare redevelopment plans as appropriate.





Project totals



Total buildings structurally substandard to a point warranting clearance per block

Total buildings warranting clearance to remove blighting influences per block

Total buildings per block

BOUNDARY

exhibit B

Church Street Project

EXISTING CONDITIONS/AREA ELIGIBILITY


drawn by JRW date 1/77

scale 1"=200'





 Commercial/Institutional

 Commercial/Industrial

 BOUNDARY

exhibit C



Church Street Project

PROPOSED LAND USE

drwn by JRW

date 1/77

scale 1"=200'

Fact Sheet:

I. Project Area:

Size: 29 acres
Present use: commercial and residential
Buildings: 161

II. Physical Blight:

110 buildings	(68%)	warranting clearance
26 buildings	(16%)	blighting influence
25 buildings	(16%)	clearance to acquire sound redevelopment
14 buildings	(9%)	vacant buildings
	30	vacant lots

III. Social Blight:

Residential blocks - year round units - 20% lack some or all plumbing
Violent crimes - highest incidence
Property crimes - second highest incidence
Female household heads - double the city-wide rate
Median income - less than $\frac{1}{2}$ city-wide rate
Families below poverty level - higher than city-wide rate
New investment in area is virtually non-existent

IV. Recommended actions:

Total clearance
Reuse - west of Wide Street - commercial/institutional
- east of Wide Street - commercial/light industrial

V. Relocation:

140 nonresidential concerns
163 renters
8 homeowners

Commercial relocation available:

- city-wide commercial vacancy rate: 9%. Indicates opportunities available throughout the area. (From 1975 Polk data)
- the project itself will be staged in such a way as to afford relocation opportunities within the project area for those who wish to remain

Residential relocation resources available:

- 3.5% city vacancy rate for private housing
- 4.7% city vacancy rate for private housing (apartments only)
- relocation department of NRHA - maintains current information and vacancy listings.
- 6% vacancy rate (turnover) in federally aided public housing (211 vacancies of 3,421 units). This doesn't include additional resources of Bell Diamond, Huntersville elderly mid-rise and Oakleaf Park which can also be used.

VI. Citizen Participation:

- 2 IUR meetings - 10/76 through 3/77
- 6 Church Street PAC Meetings - 10/76 through 3/77

STATE OF TEXAS
CD I - \$417,000
CD II - \$328,000
CDIII - \$700,000
\$1,445,947*

*Not necessarily all earmarked for Church Street Project. Decision hasn't been made yet concerning how much will be available.

